HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2013

Highlights

- Hamilton CMA total housing starts trending down in August.
- Fewer townhouse starts in the City of Hamilton accounted for the decline.
- Brantford CMA total housing starts trend was relatively flat in August.

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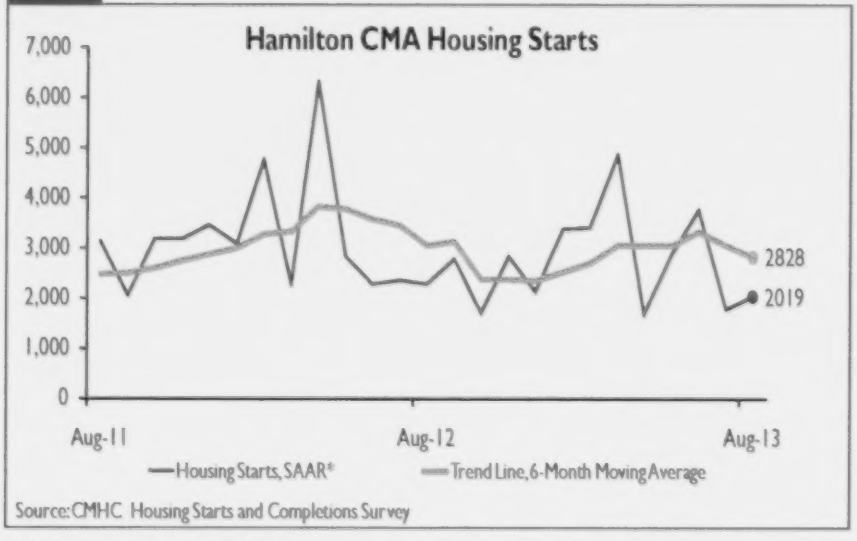

Source: CMHC Housing Starts and Completions Survey

* SAAR[1]: Seasonally Adjusted Annual Rate.

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Hamilton CMA Total Housing Starts Trending Down in August

Housing starts in the Hamilton Census Metropolitan Area (CMA) were trending lower at 2,828 units in August compared to 3,060 units in July. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. For the second consecutive month, the decrease has been mostly due to weaker construction of townhouses in the City of Hamilton.

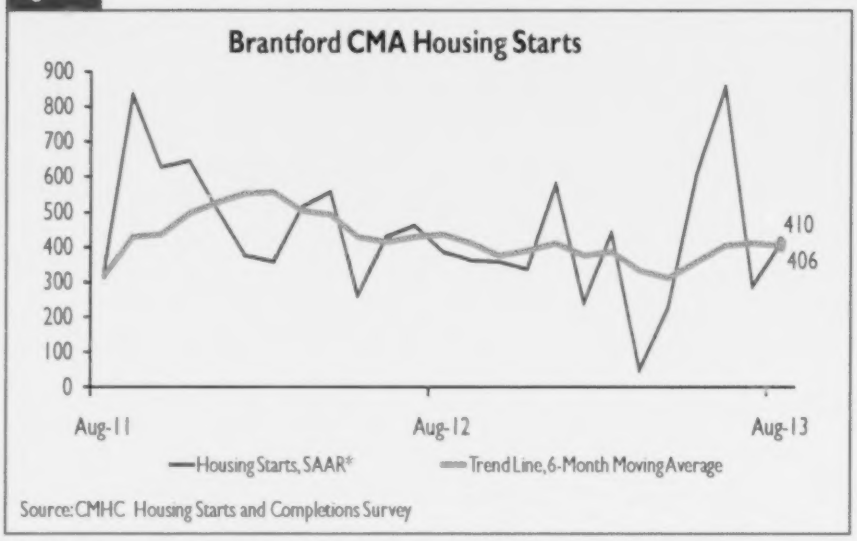
Conversely, townhouse starts in the City of Burlington were up as some homebuyers continue to shift their demand in favour of townhouses relative to single-detached dwellings. Year-to-date, townhouse starts in the City of Burlington have reached 139 units, up from 90 units recorded in the first eight months of 2012. Meanwhile, single-detached starts have declined by 29 per cent during the same period.

Brantford CMA total housing starts trend was relatively flat in August

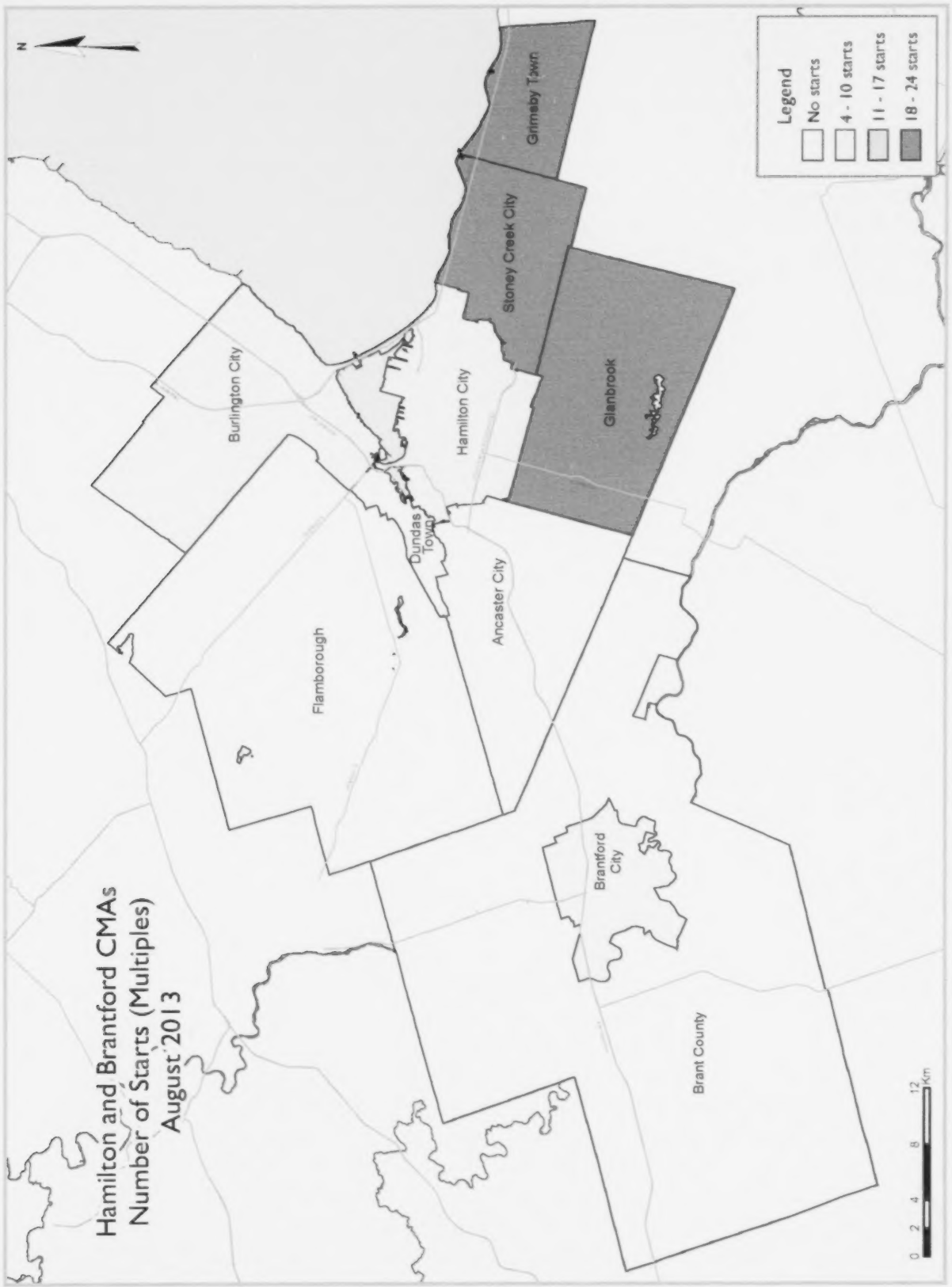
The trend in Brantford's total housing starts was relatively flat in August 2013, indicating that the local housing construction is stabilizing. Improving economic conditions and surging in-migration of homebuyers from the more expensive neighbouring municipalities have supported residential construction in the Brantford CMA.

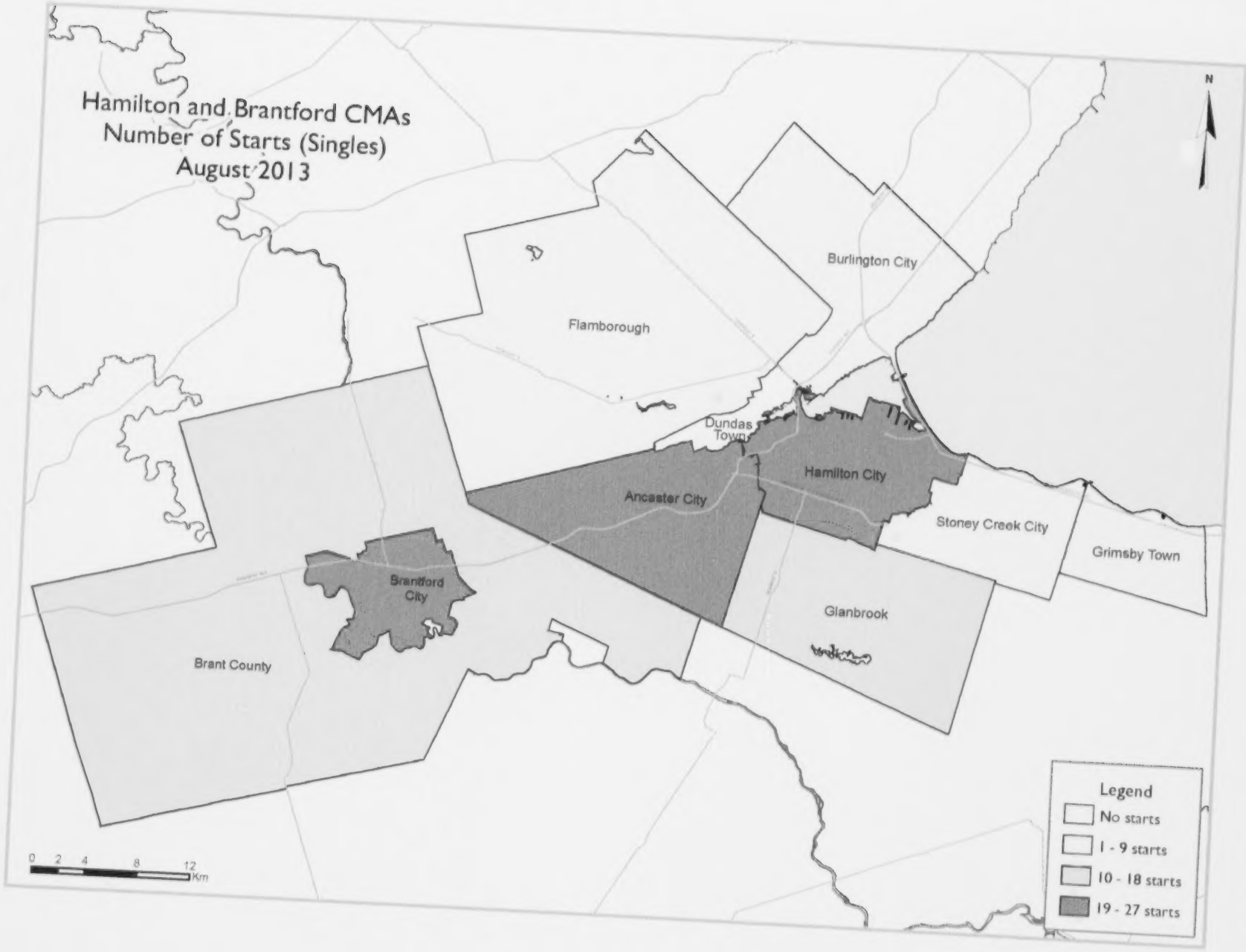
On a sub-market basis, total housing starts in the City of Brantford were up in August 2013 due to stronger performance in single-detached construction. This August marked the highest monthly level of single-detached starts for the City since June 2011. Meanwhile, total housing starts in Brant County were down slightly from August of last year.

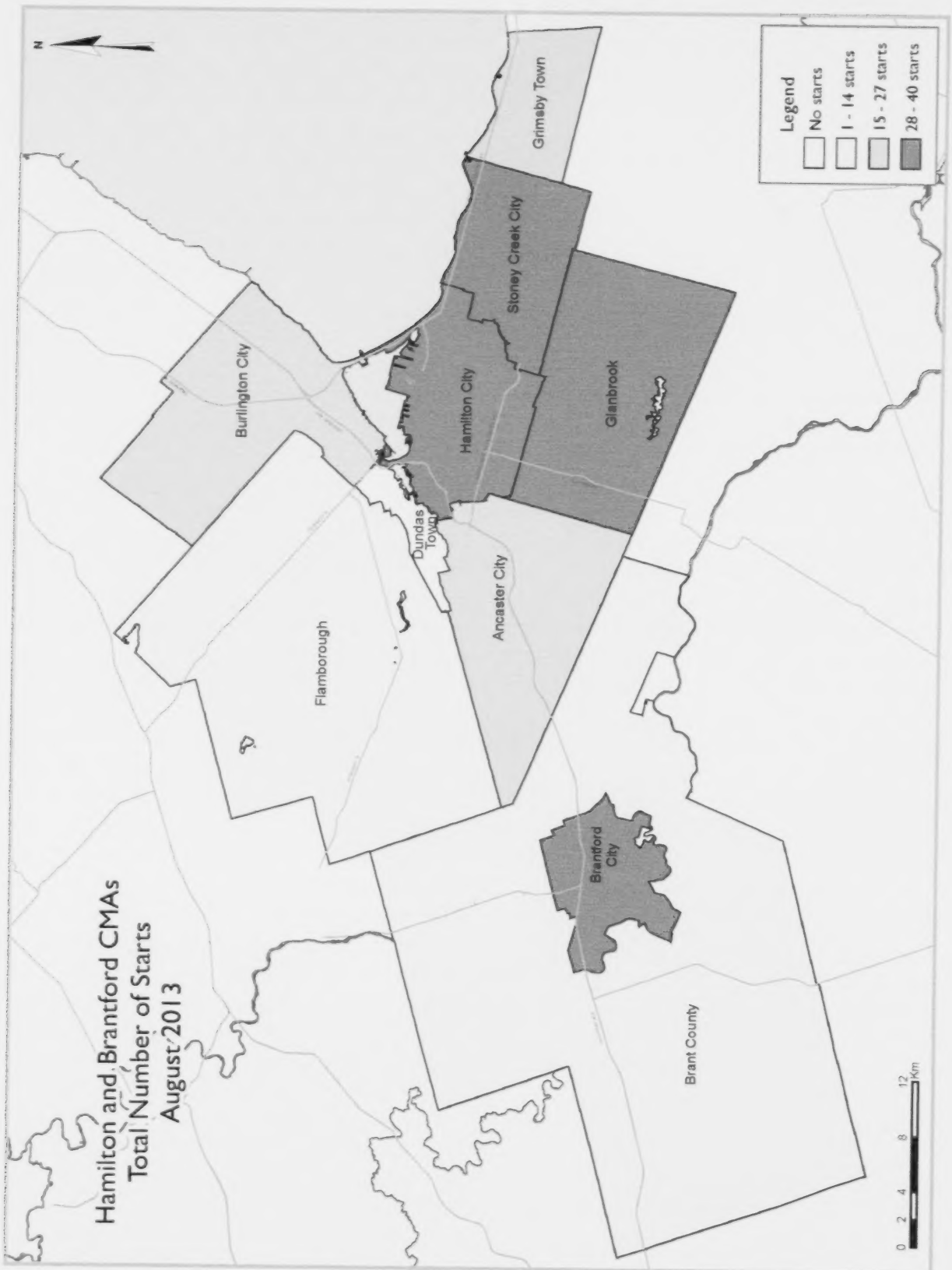
Figure 2

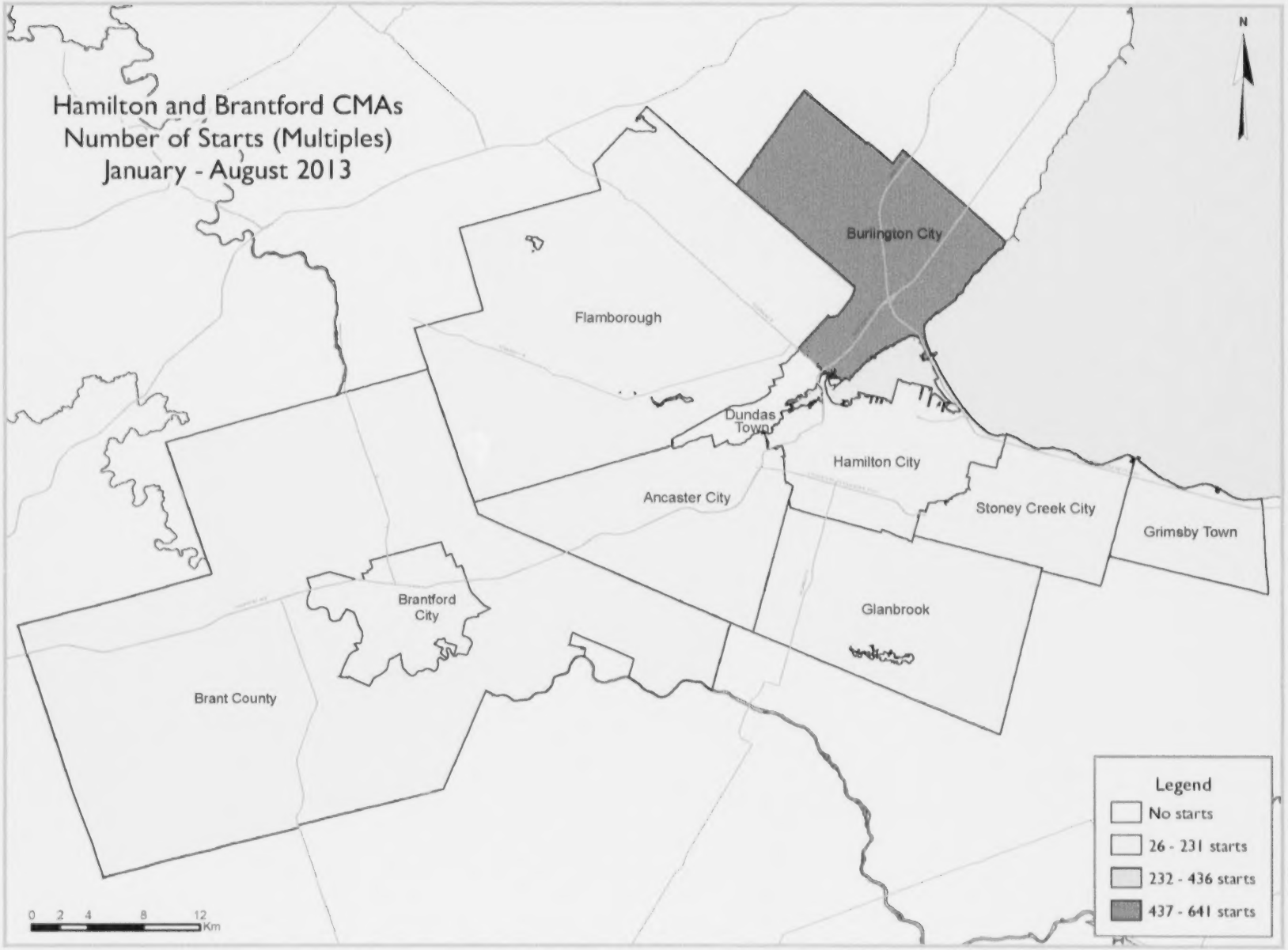


* SAAR[1]: Seasonally Adjusted Annual Rate.


Hamilton and Brantford CMAs
Number of Starts (Multiples)
August 2013
N
Legend
No starts
4 - 10 starts
11 - 17 starts
18 - 24 starts
Grimsby Town
Stoney Creek City
Glanbrook
Hamilton City
Burlington City
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
August 2013
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Brantford City
Glanbrook
Brant County
0 2 4 8 12 Km
Legend
No starts
1 - 9 starts
10 - 18 starts
19 - 27 starts


Hamilton and Brantford CMAs
Total Number of Starts
August 2013
N
Legend
No starts
1 - 14 starts
15 - 27 starts
28 - 40 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - August 2013
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12 Km
Legend
No starts
26 - 231 starts
232 - 436 starts
437 - 641 starts

Hamilton and Brantford CMAs
Number of Starts (Singles)
January - August 2013
N
Legend
3 - 66 starts
67 - 129 starts
130 - 193 starts
Burlington City
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km

Hamilton and Brantford CMAs
Total Number of Starts
January - August 2013
N
Legend
3 - 233 starts
234 - 463 starts
464 - 693 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1a: Housing Starts (SAAR and Trend) August 2013		
Hamilton CMA[1]	July 2013	August 2013
Trend[2]	3,060	2,828
SAAR	1,785	2,019
	August 2012	August 2013
Actual		
August - Single-Detached	81	80
August - Multiples	122	88
August - Total	203	168
January to August - Single-Detached	991	773
January to August - Multiples	1,190	1,179
January to August - Total	2,181	1,952

Table 1b: Housing Starts (SAAR and Trend) August 2013		
Brantford CMA[1]	July 2013	August 2013
Trend[2]	412	406
SAAR	287	410
	August 2012	August 2013
Actual		
August - Single-Detached	26	39
August - Multiples	10	4
August - Total	36	43
January to August - Single-Detached	180	147
January to August - Multiples	79	115
January to August - Total	259	262

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Hamilton CMA
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2013	79	24	26	1	38	0	0	0	168
August 2012	81	16	37	0	48	3	18	0	203
% Change	-2.5	50.0	-29.7	n/a	-20.8	-100.0	-100.0	n/a	-17.2
Year-to-date 2013	771	56	288	2	220	331	14	270	1,952
Year-to-date 2012	987	68	456	4	199	341	60	66	2,181
% Change	-21.9	-17.6	-36.8	-50.0	10.6	-2.9	-76.7	**	-10.5
UNDER CONSTRUCTION									
August 2013	709	62	434	7	339	807	182	270	2,810
August 2012	945	50	442	4	266	655	150	198	2,710
% Change	-25.0	24.0	-1.8	75.0	27.4	23.2	21.3	36.4	3.7
COMPLETIONS									
August 2013	80	0	15	4	21	0	0	0	120
August 2012	89	4	79	0	15	0	0	0	187
% Change	-10.1	-100.0	-81.0	n/a	40.0	n/a	n/a	n/a	-35.8
Year-to-date 2013	700	40	171	8	181	219	0	0	1,319
Year-to-date 2012	827	46	437	10	183	124	6	215	1,848
% Change	-15.4	-13.0	-60.9	-20.0	-1.1	76.6	-100.0	-100.0	-28.6
COMPLETED & NOT ABSORBED									
August 2013	47	3	11	1	5	3	n/a	n/a	70
August 2012	48	0	9	0	12	0	n/a	n/a	69
% Change	-2.1	n/a	22.2	n/a	-58.3	n/a	n/a	n/a	1.4
ABSORBED									
August 2013	81	2	8	4	23	0	n/a	n/a	118
August 2012	86	4	79	0	15	0	n/a	n/a	184
% Change	-5.8	-50.0	-89.9	n/a	53.3	n/a	n/a	n/a	-35.9
Year-to-date 2013	712	40	170	7	185	216	n/a	n/a	1,330
Year-to-date 2012	808	44	432	10	174	134	n/a	n/a	1,602
% Change	-11.9	-9.1	-60.6	-30.0	6.3	61.2	n/a	n/a	-17.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Brantford CMA
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2013	39	0	0	0	4	0	0	0	43
August 2012	26	0	6	0	4	0	0	0	36
% Change	50.0	n/a	-100.0	n/a	0.0	n/a	n/a	n/a	19.4
Year-to-date 2013	147	6	67	0	42	0	0	0	262
Year-to-date 2012	180	10	39	0	26	0	4	0	259
% Change	-18.3	-40.0	71.8	n/a	61.5	n/a	-100.0	n/a	1.2
UNDER CONSTRUCTION									
August 2013	137	6	49	0	90	3	0	0	285
August 2012	157	8	29	0	75	0	14	0	283
% Change	-12.7	-25.0	69.0	n/a	20.0	n/a	-100.0	n/a	0.7
COMPLETIONS									
August 2013	5	0	15	0	4	0	0	0	24
August 2012	24	2	10	0	16	0	0	44	96
% Change	-79.2	-100.0	50.0	n/a	-75.0	n/a	n/a	-100.0	-75.0
Year-to-date 2013	168	8	52	0	25	0	7	0	260
Year-to-date 2012	153	2	15	0	46	0	25	61	302
% Change	9.8	**	**	n/a	-45.7	n/a	-72.0	-100.0	-13.9
COMPLETED & NOT ABSORBED									
August 2013	17	0	3	0	9	0	n/a	n/a	29
August 2012	16	0	2	0	20	0	n/a	n/a	53
% Change	6.3	n/a	50.0	n/a	-55.0	n/a	n/a	n/a	-45.3
ABSORBED									
August 2013	11	0	18	0	4	0	n/a	n/a	40
August 2012	23	2	8	0	10	0	n/a	n/a	43
% Change	-52.2	-100.0	125.0	n/a	-60.0	n/a	n/a	n/a	-7.0
Year-to-date 2013	180	8	53	0	30	0	n/a	n/a	292
Year-to-date 2012	168	5	27	0	39	0	n/a	n/a	255
% Change	7.1	60.0	96.3	n/a	-23.1	n/a	n/a	n/a	14.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
August 2013	72	24	23	0	8	0	0	0	127
August 2012	79	16	37	0	48	3	18	0	201
Former Hamilton City									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Stoney Creek City									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Ancaster City									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Dundas Town									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Flamborough									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Glanbrook									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
City of Burlington									
August 2013	6	0	0	0	9	0	0	0	15
August 2012	2	0	0	0	0	0	0	0	2
Grimsby									
August 2013	1	0	3	1	21	0	0	0	26
August 2012	0	0	0	0	0	0	0	0	0
Hamilton CMA									
August 2013	79	24	26	1	38	0	0	0	168
August 2012	81	16	37	0	48	3	18	0	203
Brant County									
August 2013	12	0	0	0	0	0	0	0	12
August 2012	14	0	0	0	0	0	0	0	14
Brantford City									
August 2013	27	0	0	0	4	0	0	0	31
August 2012	12	0	6	0	4	0	0	0	22
Brantford CMA									
August 2013	39	0	0	0	4	0	0	0	43
August 2012	26	0	6	0	4	0	0	0	36

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
August 2013	616	62	364	5	172	237	182	0	1,638
August 2012	829	50	261	4	248	131	150	48	1,721
Former Hamilton City									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Stoney Creek City									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Ancaster City									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Dundas Town									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Flamborough									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Glanbrook									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
City of Burlington									
August 2013	76	0	61	0	132	570	0	270	1,109
August 2012	96	0	127	0	10	524	0	150	907
Grimsby									
August 2013	17	0	9	2	35	0	0	0	63
August 2012	20	0	54	0	8	0	0	0	82
Hamilton CMA									
August 2013	709	62	434	7	339	807	182	270	2,810
August 2012	945	50	442	4	266	655	150	198	2,710
Brant County									
August 2013	70	0	3	0	35	3	0	0	111
August 2012	64	2	0	0	15	0	0	0	81
Brantford City									
August 2013	67	6	46	0	55	0	0	0	174
August 2012	93	6	29	0	60	0	14	0	202
Brantford CMA									
August 2013	137	6	49	0	90	3	0	0	285
August 2012	157	8	29	0	75	0	14	0	283

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
August 2013	64	0	7	1	8	0	0	0	80
August 2012	53	4	38	0	15	0	0	0	110
Former Hamilton City									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Stoney Creek City									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Ancaster City									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Dundas Town									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Flamborough									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Glanbrook									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
City of Burlington									
August 2013	13	0	8	0	13	0	0	0	34
August 2012	33	0	0	0	0	0	0	0	33
Grimsby									
August 2013	3	0	0	3	0	0	0	0	6
August 2012	3	0	41	0	0	0	0	0	44
Hamilton CMA									
August 2013	80	0	15	4	21	0	0	0	120
August 2012	89	4	79	0	15	0	0	0	187
Brant County									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	17	0	0	0	11	0	0	0	28
Brantford City									
August 2013	5	0	15	0	4	0	0	0	24
August 2012	7	2	10	0	5	0	0	44	68
Brantford CMA									
August 2013	5	0	15	0	4	0	0	0	24
August 2012	24	2	10	0	16	0	0	44	96

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
August 2013	34	3	4	0	5	0	n/a	n/a	46
August 2012	33	0	6	0	8	0	n/a	n/a	47
Former Hamilton City									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	0	0	0	0	0	0	n/a	n/a	0
Stoney Creek City									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	0	0	0	0	0	0	n/a	n/a	0
Ancaster City									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	0	0	0	0	0	0	n/a	n/a	0
Dundas Town									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	0	0	0	0	0	0	n/a	n/a	0
Glanbrook									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	0	0	0	0	0	0	n/a	n/a	0
City of Burlington									
August 2013	10	0	7	0	0	3	n/a	n/a	20
August 2012	10	0	0	0	3	0	n/a	n/a	13
Grimsby									
August 2013	3	0	0	1	0	0	n/a	n/a	4
August 2012	5	0	3	0	1	0	n/a	n/a	9
Hamilton CMA									
August 2013	47	3	11	1	5	3	n/a	n/a	70
August 2012	48	0	9	0	12	0	n/a	n/a	69
Brant County									
August 2013	7	0	0	0	0	0	n/a	n/a	7
August 2012	8	0	0	0	3	0	n/a	n/a	11
Brantford City									
August 2013	10	0	3	0	9	0	n/a	n/a	22
August 2012	8	0	2	0	17	0	n/a	n/a	27
Brantford CMA									
August 2013	17	0	3	0	9	0	n/a	n/a	29
August 2012	16	0	2	0	20	0	n/a	n/a	38

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
August 2013	68	2	7	1	10	0	n/a	n/a	88
August 2012	49	4	38	0	15	0	n/a	n/a	106
Former Hamilton City									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	0	0	0	0	0	0	n/a	n/a	0
Stoney Creek City									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	0	0	0	0	0	0	n/a	n/a	0
Ancaster City									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	0	0	0	0	0	0	n/a	n/a	0
Dundas Town									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	0	0	0	0	0	0	n/a	n/a	0
Glanbrook									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	0	0	0	0	0	0	n/a	n/a	0
City of Burlington									
August 2013	11	0	1	0	13	0	n/a	n/a	25
August 2012	32	0	0	0	0	0	n/a	n/a	32
Grimsby									
August 2013	2	0	0	3	0	0	n/a	n/a	5
August 2012	5	0	41	0	0	0	n/a	n/a	46
Hamilton CMA									
August 2013	81	2	8	4	23	0	n/a	n/a	118
August 2012	86	4	79	0	15	0	n/a	n/a	184
Brant County									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	18	0	0	0	8	0	n/a	n/a	26
Brantford City									
August 2013	11	0	18	0	4	0	n/a	n/a	33
August 2012	5	2	8	0	2	0	n/a	n/a	17
Brantford CMA									
August 2013	11	0	18	0	4	0	n/a	n/a	33
August 2012	23	2	8	0	10	0	n/a	n/a	43

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Hamilton CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Brantford CMA
2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	% Change
Hamilton CMA	80	81	26	16	62	103	0	3	168	203	-17.2
City of Hamilton	72	79	24	16	31	103	0	3	127	201	-36.8
Former Hamilton City	26	16	8	0	0	25	0	0	34	41	-17.1
Stoney Creek City	8	18	16	10	8	70	0	0	32	98	-67.3
Ancaster City	20	18	0	0	0	0	0	0	20	18	11.1
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	1	4	0	2	0	0	0	3	1	9	-88.9
Glanbrook	17	23	0	4	23	8	0	0	40	35	14.3
City of Burlington	6	2	2	0	7	0	0	0	15	2	**
Grimsby	2	0	0	0	24	0	0	0	26	0	n/a
Brantford CMA	39	26	0	0	4	10	0	0	43	36	19.4
Brant County	12	n/a	0	n/a	0	n/a	0	n/a	12	n/a	n/a
Brantford City	27	12	0	0	4	10	0	0	31	22	40.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Hamilton CMA	773	991	58	68	514	715	607	407	1,952	2,181	-10.5
City of Hamilton	695	894	56	68	341	555	105	69	1197	1586	-24.5
Former Hamilton City	163	173	10	4	17	97	99	66	289	340	-15.0
Stoney Creek City	93	127	26	10	69	263	0	0	188	400	-53.0
Ancaster City	151	179	0	0	32	51	6	0	189	230	-17.8
Dundas Town	3	4	0	0	0	0	0	0	3	4	-25.0
Flamborough	92	216	20	34	84	38	0	3	196	291	-32.6
Glanbrook	193	195	0	20	139	106	0	0	332	321	3.4
City of Burlington	52	73	2	0	137	90	502	338	693	501	38.3
Grimsby	26	24	0	0	36	70	0	0	62	94	-34.0
Brantford CMA	147	180	6	10	109	69	0	0	262	259	1.2
Brant County	61	n/a	0	n/a	26	n/a	0	n/a	87	n/a	n/a
Brantford City	86	107	6	8	83	64	0	0	175	179	-2.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Hamilton CMA	62	85	0	18	0	3	0	0
City of Hamilton	31	85	0	18	0	3	0	0
Former Hamilton City	0	7	0	18	0	0	0	0
Stoney Creek City	8	70	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	3	0	0
Glanbrook	23	8	0	0	0	0	0	0
City of Burlington	7	0	0	0	0	0	0	0
Grimsby	24	0	0	0	0	0	0	0
Brantford CMA	4	10	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	4	10	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	500	655	14	60	337	341	270	66
City of Hamilton	327	495	14	60	105	3	0	66
Former Hamilton City	17	37	0	60	99	0	0	66
Stoney Creek City	55	263	14	0	0	0	0	0
Ancaster City	32	51	0	0	6	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	84	38	0	0	0	3	0	0
Glanbrook	139	106	0	0	0	0	0	0
City of Burlington	137	90	0	0	232	338	270	0
Grimsby	36	70	0	0	0	0	0	0
Brantford CMA	109	65	0	4	0	0	0	0
Brant County	26	n/a	0	n/a	0	n/a	0	n/a
Brantford City	83	60	0	4	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Hamilton CMA	129	134	39	51	0	18	168	203
City of Hamilton	119	132	8	51	0	18	127	201
Former Hamilton City	34	23	0	0	0	18	34	41
Stoney Creek City	32	58	0	40	0	0	32	98
Ancaster City	20	18	0	0	0	0	20	18
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	1	6	0	3	0	0	1	9
Glanbrook	32	27	8	8	0	0	40	35
City of Burlington	6	2	9	0	0	0	15	2
Grimsby	4	0	22	0	0	0	26	0
Brantford CMA	39	32	4	4	0	0	43	36
Brant County	12	n/a	0	n/a	0	n/a	12	n/a
Brantford City	27	18	4	4	0	0	31	22

Table 2.5: Starts by Submarket and by Intended Market
January - August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	1,115	1,511	553	544	284	126	1,952	2,181
City of Hamilton	986	1,268	197	192	14	126	1,197	1,586
Former Hamilton City	190	214	99	0	0	126	289	340
Stoney Creek City	160	333	14	67	14	0	188	400
Ancaster City	189	175	0	55	0	0	189	230
Dundas Town	3	4	0	0	0	0	3	4
Flamborough	174	288	22	3	0	0	196	291
Glanbrook	270	254	62	67	0	0	332	321
City of Burlington	96	157	327	344	270	0	693	501
Grimsby	33	86	29	8	0	0	62	94
Brantford CMA	220	229	42	26	0	4	262	259
Brant County	64	n/a	23	n/a	0	n/a	87	n/a
Brantford City	156	154	19	21	0	4	175	179

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	% Change
Hamilton CMA	84	89	0	4	36	94	0	0	120	187	-35.8
City of Hamilton	65	53	0	4	15	53	0	0	80	110	-27.3
Former Hamilton City	11	6	0	0	7	9	0	0	18	15	20.0
Stoney Creek City	11	22	0	0	0	16	0	0	11	38	-71.1
Ancaster City	18	22	0	0	0	0	0	0	18	22	-18.2
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	12	1	0	2	0	16	0	0	12	19	-36.8
Glanbrook	13	2	0	2	8	12	0	0	21	16	31.3
City of Burlington	13	33	0	0	21	0	0	0	34	33	3.0
Grimsby	6	3	0	0	0	41	0	0	6	44	-86.4
Brantford CMA	5	24	0	2	19	26	0	44	24	96	-75.0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Brantford City	5	7	0	2	19	15	0	44	24	68	-64.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Hamilton CMA	708	837	44	48	348	624	219	339	1319	1848	-28.6
City of Hamilton	599	570	42	48	309	436	33	339	983	1393	-29.4
Former Hamilton City	126	81	0	6	78	107	33	215	237	409	-42.1
Stoney Creek City	77	97	26	0	123	102	0	0	226	199	13.6
Ancaster City	139	197	0	0	53	45	0	62	192	304	-36.8
Dundas Town	5	8	0	0	0	0	0	62	5	70	-92.9
Flamborough	98	22	4	28	4	56	0	0	106	106	0.0
Glanbrook	154	165	12	14	51	126	0	0	217	305	-28.9
City of Burlington	80	235	2	0	31	27	186	0	299	262	14.1
Grimsby	29	32	0	0	8	161	0	0	37	193	-80.8
Brantford CMA	168	153	8	2	84	86	0	61	260	302	-13.9
Brant County	46	n/a	2	n/a	0	n/a	0	n/a	48	n/a	n/a
Brantford City	122	63	6	2	84	75	0	61	212	201	5.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Hamilton CMA	36	94	0	0	0	0	0	0
City of Hamilton	15	53	0	0	0	0	0	0
Former Hamilton City	7	9	0	0	0	0	0	0
Stoney Creek City	0	16	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	16	0	0	0	0	0	0
Glanbrook	8	12	0	0	0	0	0	0
City of Burlington	21	0	0	0	0	0	0	0
Grimsby	0	41	0	0	0	0	0	0
Brantford CMA	19	26	0	0	0	0	0	44
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	19	15	0	0	0	0	0	44

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	348	620	0	4	219	124	0	215
City of Hamilton	309	432	0	4	33	124	0	215
Former Hamilton City	78	103	0	4	33	0	0	215
Stoney Creek City	123	102	0	0	0	0	0	0
Ancaster City	53	45	0	0	0	62	0	0
Dundas Town	0	0	0	0	0	62	0	0
Flamborough	4	56	0	0	0	0	0	0
Glanbrook	51	126	0	0	0	0	0	0
City of Burlington	31	27	0	0	186	0	0	0
Grimsby	8	161	0	0	0	0	0	0
Brantford CMA	77	61	7	25	0	0	0	61
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	77	50	7	25	0	0	0	61

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Hamilton CMA	95	172	25	15	0	0	120	187
City of Hamilton	71	95	9	15	0	0	80	110
Former Hamilton City	18	6	0	9	0	0	18	15
Stoney Creek City	11	38	0	0	0	0	11	38
Ancaster City	17	22	1	0	0	0	18	22
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	12	19	0	0	0	0	12	19
Glanbrook	13	10	8	6	0	0	21	16
City of Burlington	21	33	13	0	0	0	34	33
Grimsby	3	44	3	0	0	0	6	44
Brantford CMA	20	36	4	16	0	44	24	96
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	20	19	4	5	0	44	24	68

Table 3.5: Completions by Submarket and by Intended Market January - August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	911	1,310	408	317	0	221	1,319	1,848
City of Hamilton	780	897	203	275	0	221	983	1,393
Former Hamilton City	197	155	40	33	0	221	237	409
Stoney Creek City	159	199	67	0	0	0	226	199
Ancaster City	137	214	55	90	0	0	192	304
Dundas Town	5	8	0	62	0	0	5	70
Flamborough	106	106	0	0	0	0	106	106
Glanbrook	176	215	41	90	0	0	217	305
City of Burlington	100	235	199	27	0	0	299	262
Grimsby	31	178	6	15	0	0	37	193
Brantford CMA	228	170	25	46	7	86	260	302
Brant County	48	n/a	0	n/a	0	n/a	48	n/a
Brantford City	180	80	25	35	7	86	212	201

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
August 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
August 2013	2	3.0	14	20.9	12	17.9	10	14.9	29	43.3	67	479,000	507,206
August 2012	2	4.2	1	2.1	12	25.0	14	29.2	19	39.6	48	495,990	542,799
Year-to-date 2013	64	10.9	117	19.9	108	18.4	84	14.3	215	36.6	588	451,045	487,936
Year-to-date 2012	78	14.1	98	17.8	147	26.6	87	15.8	142	25.7	552	429,945	466,448
Former Hamilton City													
August 2013	0	0.0	2	20.0	2	20.0	2	20.0	4	40.0	10	478,000	469,960
August 2012	0	0.0	0	0.0	3	50.0	0	0.0	3	50.0	6	--	--
Year-to-date 2013	9	7.1	39	31.0	43	34.1	17	13.5	18	14.3	126	413,500	431,852
Year-to-date 2012	10	13.2	12	15.8	28	36.8	7	9.2	19	25.0	76	424,921	443,653
Stoney Creek City													
August 2013	0	0.0	2	15.4	1	7.7	5	38.5	5	38.5	13	487,900	533,485
August 2012	0	0.0	1	5.9	5	29.4	1	5.9	10	58.8	17	529,900	653,676
Year-to-date 2013	2	2.5	23	28.4	16	19.8	19	23.5	21	25.9	81	449,900	489,471
Year-to-date 2012	2	2.2	22	24.2	29	31.9	12	13.2	26	28.6	91	447,900	529,848
Ancaster City													
August 2013	0	0.0	2	11.1	2	11.1	2	11.1	12	66.7	18	515,000	601,288
August 2012	0	0.0	0	0.0	4	19.0	12	57.1	5	23.8	21	495,990	483,013
Year-to-date 2013	1	0.7	8	5.9	24	17.8	26	19.3	76	56.3	135	510,990	561,558
Year-to-date 2012	3	1.6	12	6.3	64	33.5	48	25.1	64	33.5	191	483,990	502,387
Dundas Town													
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	1	25.0	0	0.0	0	0.0	1	25.0	2	50.0	4	--	--
Year-to-date 2012	1	11.1	2	22.2	2	22.2	2	22.2	2	22.2	9	--	--
Flamborough													
August 2013	0	0.0	2	18.2	4	36.4	0	0.0	5	45.5	11	430,000	462,455
August 2012	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2013	1	1.1	7	7.4	6	6.3	8	8.4	73	76.8	95	599,000	588,697
Year-to-date 2012	0	0.0	3	16.7	1	5.6	5	27.8	9	50.0	18	497,500	552,433
Glanbrook													
August 2013	2	13.3	6	40.0	3	20.0	1	6.7	3	20.0	15	397,990	429,181
August 2012	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	50	34.0	40	27.2	19	12.9	13	8.8	25	17.0	147	382,080	402,485
Year-to-date 2012	62	37.1	47	28.1	23	13.8	13	7.8	22	13.2	167	366,380	392,686
City of Burlington													
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	698,990	928,085
August 2012	0	0.0	0	0.0	0	0.0	4	12.5	28	87.5	32	525,000	561,717
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	1.2	81	98.8	82	694,990	957,471
Year-to-date 2012	0	0.0	3	1.3	14	6.2	49	21.6	161	70.9	227	523,990	622,240
Grimsby													
August 2013	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	--	--
August 2012	0	0.0	0	0.0	3	60.0	2	40.0	0	0.0	5	--	--
Year-to-date 2013	0	0.0	0	0.0	3	9.7	15	48.4	13	41.9	31	495,900	521,583
Year-to-date 2012	0	0.0	1	3.2	15	48.4	11	35.5	4	12.9	31	449,900	479,724

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
August 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
August 2013	2	2.4	14	16.9	12	14.5	13	15.7	42	50.6	83	500,000	565,605
August 2012	2	2.4	1	1.2	15	17.6	20	23.5	47	55.3	85	500,000	544,552
Year-to-date 2013	64	9.1	117	16.7	111	15.8	100	14.3	309	44.1	701	482,990	544,348
Year-to-date 2012	78	9.6	102	12.6	176	21.7	147	18.1	307	37.9	810	473,450	510,617

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
August 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2012	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2013	9	17.0	5	9.4	8	15.1	5	9.4	26	49.1	53	499,900	545,240
Year-to-date 2012	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
August 2013	8	72.7	3	27.3	0	0.0	0	0.0	0	0.0	11	249,900	282,598
August 2012	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2013	83	65.4	28	22.0	6	4.7	9	7.1	1	0.8	127	335,000	326,601
Year-to-date 2012	63	84.0	9	12.0	1	1.3	1	1.3	1	1.3	75	289,000	302,348
Brantford CMA													
August 2013	8	72.7	3	27.3	0	0.0	0	0.0	0	0.0	11	249,900	282,598
August 2012	5	21.7	3	13.0	1	4.3	9	39.1	5	21.7	23	465,000	468,182
Year-to-date 2013	92	51.1	33	18.3	14	7.8	14	7.8	27	15.0	180	345,000	390,978
Year-to-date 2012	85	50.6	23	13.7	8	4.8	11	6.5	41	24.4	168	348,645	413,429

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2013

Submarket	Aug 2013	Aug 2012	% Change	YTD 2013	YTD 2012	% Change
Hamilton CMA	565,605	544,552	3.9	544,348	510,617	6.6
City of Hamilton	507,206	542,799	-6.6	487,936	466,448	4.6
Former Hamilton City	469,960	--	n/a	431,852	443,653	-2.7
Stoney Creek City	533,485	653,676	-18.4	489,471	529,848	-7.6
Ancaster City	601,288	483,013	24.5	561,558	502,387	11.8
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	462,455	--	n/a	588,697	552,433	6.6
Glanbrook	429,181	--	n/a	402,485	392,686	2.5
City of Burlington	928,085	561,717	65.2	957,471	622,240	53.9
Grimsby	--	--	n/a	521,583	479,724	8.7
Brantford CMA	282,598	468,182	-39.6	390,978	413,429	-5.4
Brant County	--	n/a	n/a	545,240	n/a	n/a
Brantford City	282,598	--	n/a	326,601	302,348	8.0

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton August 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	773	9.3	1,170	1,350	1,439	81.3	334,106	2.6	344,048
	February	1,085	4.6	1,145	1,588	1,553	73.7	356,980	7.6	350,986
	March	1,313	-2.4	1,153	1,914	1,624	71.0	353,165	8.2	350,555
	April	1,394	-0.9	1,119	1,891	1,523	73.5	377,951	11.3	366,139
	May	1,498	-0.7	1,100	2,088	1,498	73.4	369,292	7.1	353,939
	June	1,295	-14.9	1,079	1,796	1,566	68.9	363,162	6.9	354,938
	July	1,190	-8.7	1,078	1,595	1,573	68.5	345,807	-1.0	344,755
	August	1,070	-11.3	1,082	1,389	1,532	70.6	364,464	13.5	373,150
	September	884	-21.9	1,022	1,690	1,664	61.4	359,406	12.8	359,701
	October	1,054	-1.0	1,030	1,485	1,501	68.6	367,490	11.4	371,058
	November	904	-12.0	1,034	1,059	1,459	70.9	369,201	8.0	367,910
	December	575	-14.7	1,023	562	1,475	69.4	336,382	6.5	360,224
2013	January	719	-7.0	1,035	1,459	1,435	72.1	349,943	4.7	361,415
	February	912	-15.9	1,016	1,390	1,467	69.3	375,381	5.2	369,286
	March	1,121	-14.6	1,060	1,765	1,538	68.9	388,147	9.9	377,397
	April	1,456	4.4	1,082	2,002	1,504	71.9	379,308	0.4	374,411
	May	1,540	2.8	1,123	2,087	1,553	72.3	416,664	12.8	398,635
	June	1,313	1.4	1,121	1,836	1,590	70.5	390,572	7.5	381,604
	July	1,237	3.9	1,068	1,684	1,592	67.1	383,240	10.8	382,740
	August	1,151	7.6	1,168	1,509	1,676	69.7	376,284	3.2	385,444
	September									
	October									
	November									
	December									
	Q2 2012	4,187	-5.6		5,775			370,279	8.4	
	Q2 2013	4,309	2.9		5,925			396,091	7.0	
	YTD 2012	9,618	-4.1		13,611			359,860	7.1	
	YTD 2013	9,449	-1.8		13,732			385,543	7.1	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
August 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	105	5.0	143	286	285	50.2	226,440	-2.2	226,440
	February	151	1.3	159	264	270	58.9	226,215	-4.6	226,215
	March	203	31.8	193	320	287	67.2	233,482	-0.2	233,482
	April	189	27.7	162	338	286	56.6	241,234	3.2	241,234
	May	212	2.9	169	372	281	60.1	256,299	2.4	256,299
	June	186	-14.7	158	295	260	60.8	256,947	10.2	256,947
	July	182	-3.7	163	298	268	60.8	252,775	11.4	252,775
	August	187	-3.6	173	266	269	64.3	249,593	8.3	249,593
	September	149	-23.6	166	296	307	54.1	239,566	-5.0	239,566
	October	183	16.6	186	275	271	68.6	256,202	4.0	256,202
	November	153	-6.7	159	243	297	53.5	249,113	4.6	249,113
	December	83	-14.4	153	118	290	52.8	244,262	8.9	244,262
2013	January	118	12.4	161	295	283	56.9	274,505	21.2	274,505
	February	158	4.6	172	246	277	62.1	242,110	7.0	242,110
	March	173	-14.8	174	271	272	64.0	257,618	10.3	257,618
	April	213	12.7	174	383	283	61.5	270,767	12.2	270,767
	May	236	11.3	180	370	287	62.7	263,039	2.6	263,039
	June	245	31.7	221	303	287	77.0	261,989	2.0	261,989
	July	183	0.5	156	288	256	60.9	250,496	-0.9	250,496
	August	172	-8.0	168	243	267	62.9	276,740	10.9	276,740
	September									
	October									
	November									
	December									
	Q2 2012	587	2.6		1,005			251,654	5.1	
	Q2 2013	694	18.2		1,056			265,040	5.3	
	YTD 2012	1,415	4.2		2,439			244,332	4.0	
	YTD 2013	1,498	5.9		2,399			262,076	7.3	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
August 2013

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	104.6	120.6	392.4	6.2	67.3	906
	February	595	3.20	5.24	104.7	121.4	394.3	6.1	67.5	923
	March	595	3.20	5.24	104.9	122.0	391.4	6.2	67.0	929
	April	607	3.20	5.44	105.3	122.4	389.0	6.5	66.8	922
	May	601	3.20	5.34	105.6	122.4	382.3	6.8	65.8	917
	June	595	3.20	5.24	105.8	121.6	377.1	7.3	65.1	913
	July	595	3.10	5.24	105.9	121.4	374.2	7.4	64.7	903
	August	595	3.10	5.24	106.0	121.8	374.2	7.1	64.4	894
	September	595	3.10	5.24	106.0	122.0	378.8	6.7	64.9	891
	October	595	3.10	5.24	106.8	122.2	380.4	6.3	64.8	894
	November	595	3.10	5.24	107.1	121.9	380.9	6.1	64.7	897
	December	595	3.00	5.24	106.9	121.3	382.5	5.9	64.8	906
2013	January	595	3.00	5.24	107.0	121.3	384	5.8	65.0	906
	February	595	3.00	5.24	107.1	122.8	389.0	5.7	65.6	897
	March	590	3.00	5.14	107.3	123.2	387.8	6.1	65.7	889
	April	590	3.00	5.14	108.2	122.9	383.8	6.8	65.4	894
	May	590	3.00	5.14	108.5	123.0	381.0	6.9	65.0	912
	June	590	3.14	5.14	108.3	123.2	379.3	6.2	64.1	920
	July	590	3.14	5.14	108.5	123.4	378.4	6.0	63.8	925
	August	601	3.14	5.34		123.4	370.6	6.5	62.8	916
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
August 2013

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	112.3	120.6	65.2	8.0	65.5	814
	February	595	3.20	5.24	112.7	121.4	65.8	8.2	66.2	812
	March	595	3.20	5.24	113.3	122.0	65.6	8.8	66.5	828
	April	607	3.20	5.44	113.6	122.4	66.9	8.5	67.4	830
	May	601	3.20	5.34	114.1	122.4	67.8	8.3	68.1	836
	June	595	3.20	5.24	114.5	121.6	68.2	8.3	68.5	827
	July	595	3.10	5.24	114.6	121.4	68.1	7.7	68.0	825
	August	595	3.10	5.24	114.9	121.8	68.5	8.5	68.9	811
	September	595	3.10	5.24	115.3	122.0	68.7	8.4	69.0	811
	October	595	3.10	5.24	115.6	122.2	67.8	8.7	68.3	819
	November	595	3.10	5.24	115.9	121.9	66.4	8.2	66.5	840
	December	595	3.00	5.24	116.0	121.3	66.2	8.2	66.2	859
2013	January	595	3.00	5.24	116.2	121.3	68	7.8	67.2	861
	February	595	3.00	5.24	116.2	122.8	68.3	7.7	67.9	869
	March	590	3.00	5.14	116.3	123.2	68.7	7.7	68.3	861
	April	590	3.00	5.14	116.5	122.9	68.3	7.6	67.8	849
	May	590	3.00	5.14	116.6	123.0	68.6	7.2	67.6	827
	June	590	3.14	5.14	116.6	123.2	69.0	6.6	67.7	808
	July	590	3.14	5.14	116.9	123.4	68.7	6.7	67.4	795
	August	601	3.14	5.34		123.4	69.1	6.9	67.9	784
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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02.07.13